



PRINCETON HOUSING PRODUCTION PLAN

Project Timeline

Introduction to Housing
Production Plans

Housing and Population Data

PROJECT TIMELINE



HOUSING PRODUCTION PLAN

- A Plan to help municipalities better understand local housing need and demand, constraints and opportunities for development, and vision and goals for future affordable housing (and sometimes market-rate housing)
- Approved by the Massachusetts Department of Housing and Community Development (DHCD) for a five-year period
- 2.0% (26 units) of Princeton's housing stock is deed-restricted as affordable to those earning 80% or less of the Area Median Income (AMI) (currently at \$98,800)
- Once an approved HPP is in place, the town can achieve “safe harbor” from unwanted 40B developments...
 - For 12 months, if the town produces 0.5% of the community's year-round housing stock as “affordable”
 - For 24 months, if the town produces 1.0% of the community's year-round housing stock as “affordable”

PLAN COMPONENTS

Visit the [Massachusetts DHCD website](#) to learn more about Chapter 40B and Housing Production Plans



1. Comprehensive Needs Assessment

- Demographics and housing market analysis
- Projections for future housing and infrastructure needs
- Constraints and limitations
- Capacity of infrastructure to accommodate current and population and future growth

2. Affordable Housing Goals

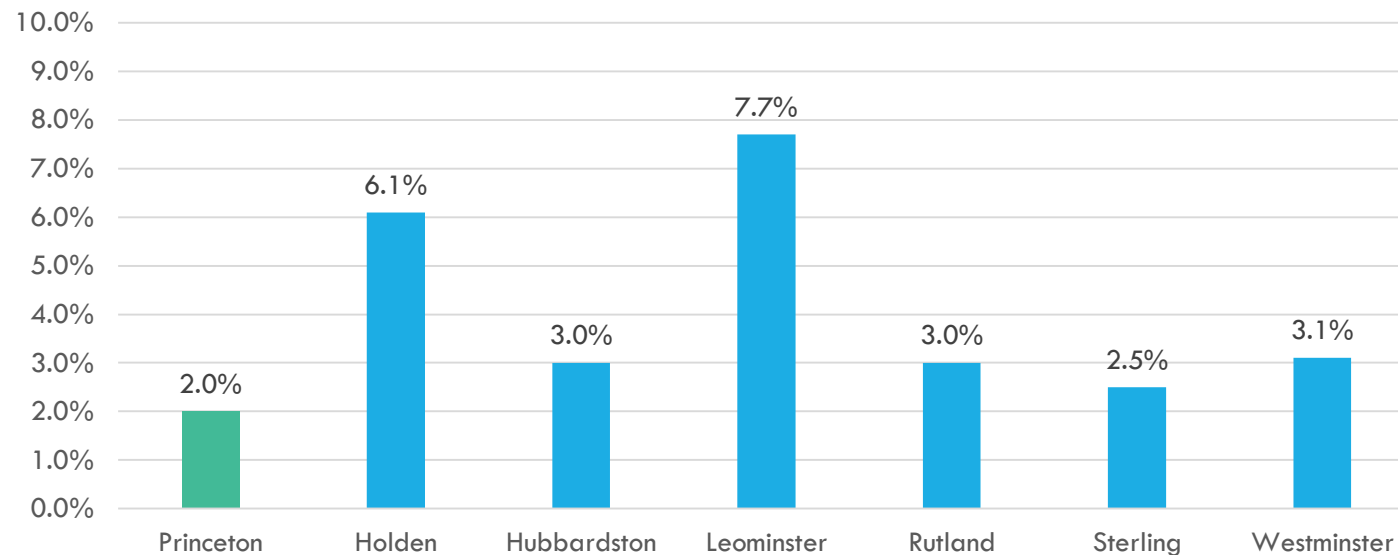
- Types of housing most needed
- Populations most in need of housing and support
- Address if there is a mix of affordable housing types and a range of housing options
- Establish numerical goal for housing production in order to achieve goals

3. Implementation Strategies

- Explain how town will achieve goals within a time frame
- Identify zoning districts which the town proposes to modify current regulations to create SHI eligible housing; sites which the town will encourage filing of Comprehensive Permits; town-owned parcels for which the town commits to issue RFPs to develop SHI eligible housing; characteristics of preferred residential developments preferred by the town

AFFORDABLE HOUSING

Chapter 40B Subsidized Housing Inventory Percentages
as of December 21, 2020



2010 Census Year Round
Housing Units: **1,324**

Units on the SHI: **26**

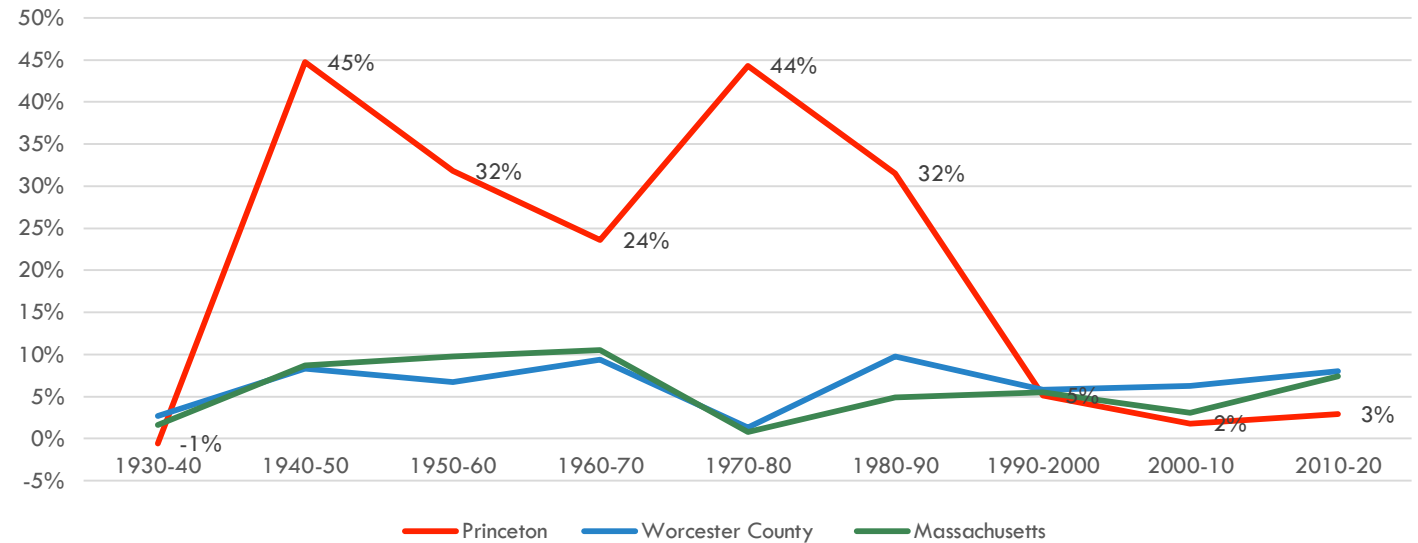
Percent: **2.0%**

Gap (# additional units
needed to achieve 10%): **106**

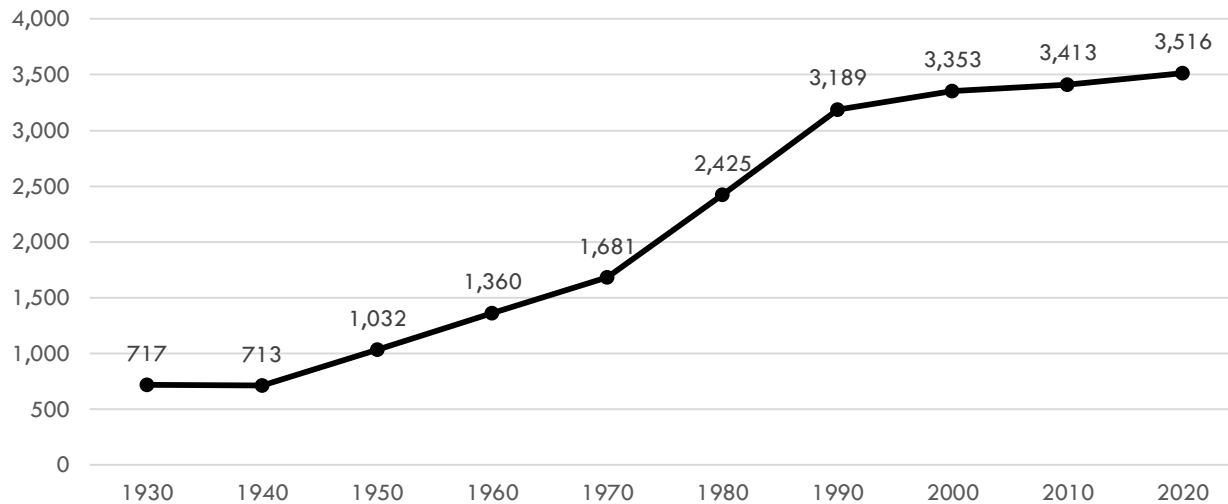
*Note: These percentages are
subject to change when the
2020 Census Year Round
Housing Units are released*

POPULATION GROWTH

Historical Population Growth Rate



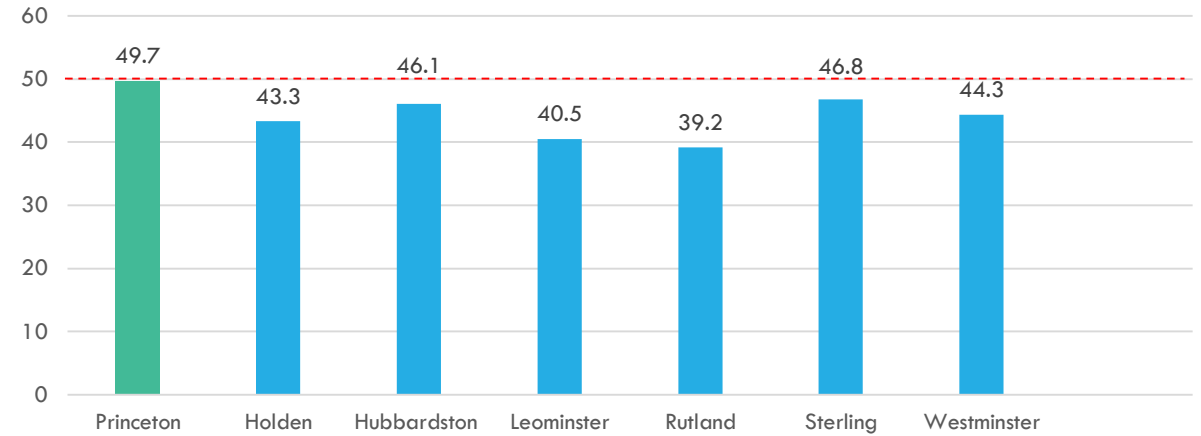
Princeton Historical Population



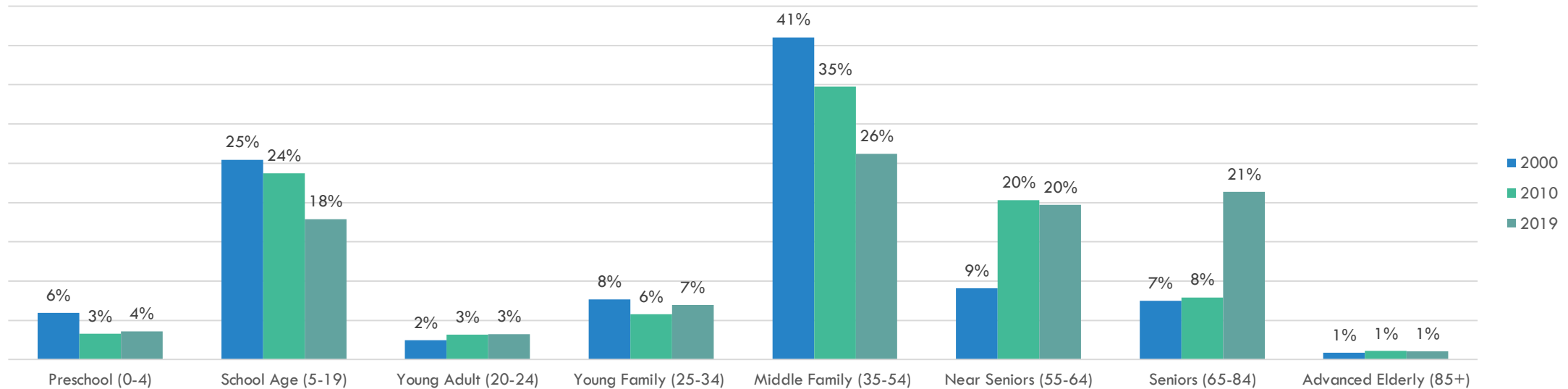
AGE

Median Age in Princeton	
Year	Median Age
2000	40.1
2010	45
2019	49.7

Median Age
Princeton and Surrounding Communities, 2019



Percentage of Total Population by Lifecycle Group



HOUSEHOLDS

Princeton Households by Household Type, 2019

	Number	Percent of all Households
Total Households	1,271	100%
Family Households	1,003	79%
Family Households with own children under 18	328	26%
Non-family households	268	21%
Householder living alone	197	16%
Elderly single-person households	116	9%

Number of
residents living in
Group Quarters

13

Average
Household Size

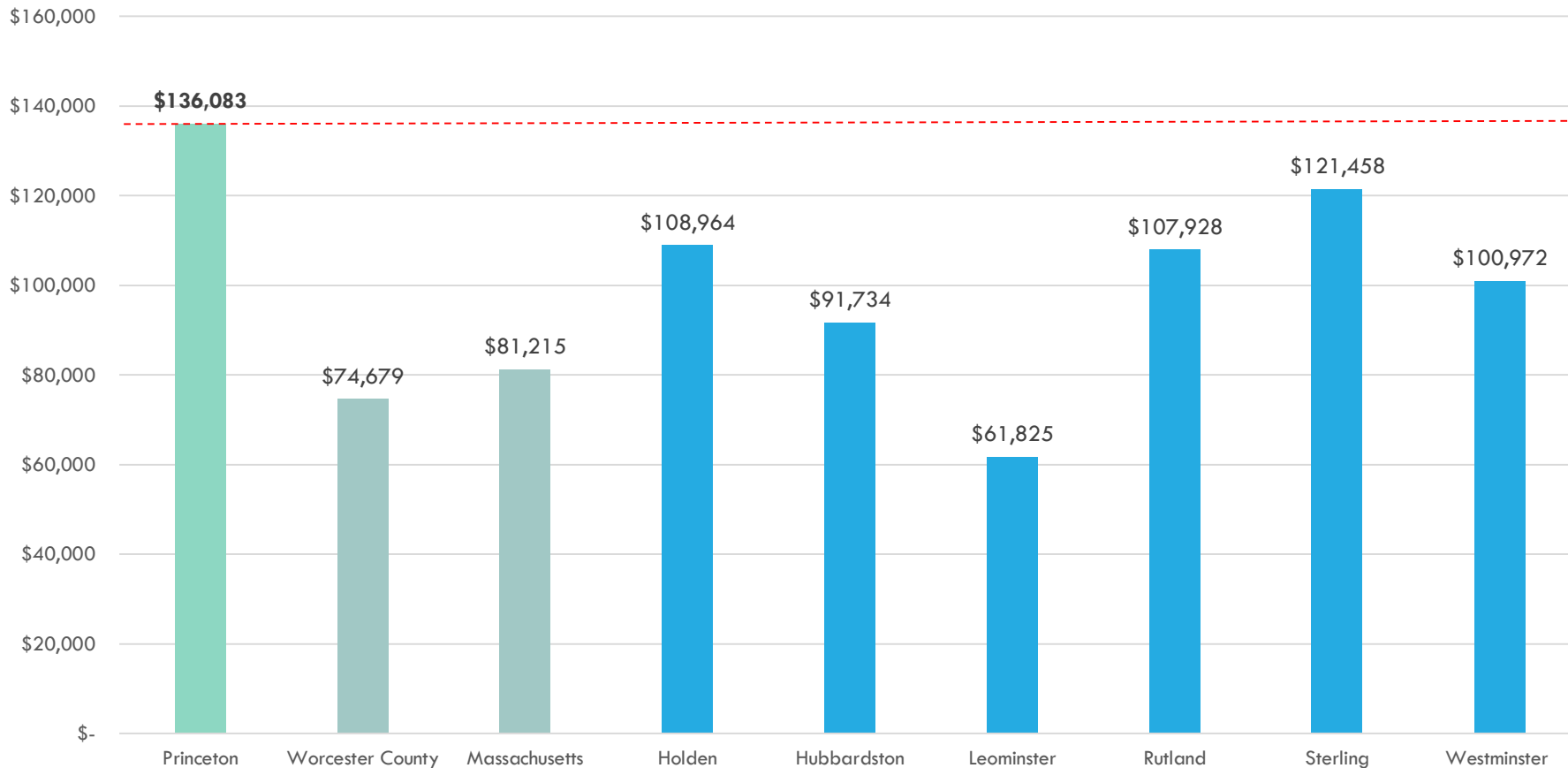
2.93

Percent of Family
Households with
Single Parents

13%

INCOME & POVERTY

Median Household Income, 2019



Percent of total
population living
below poverty level

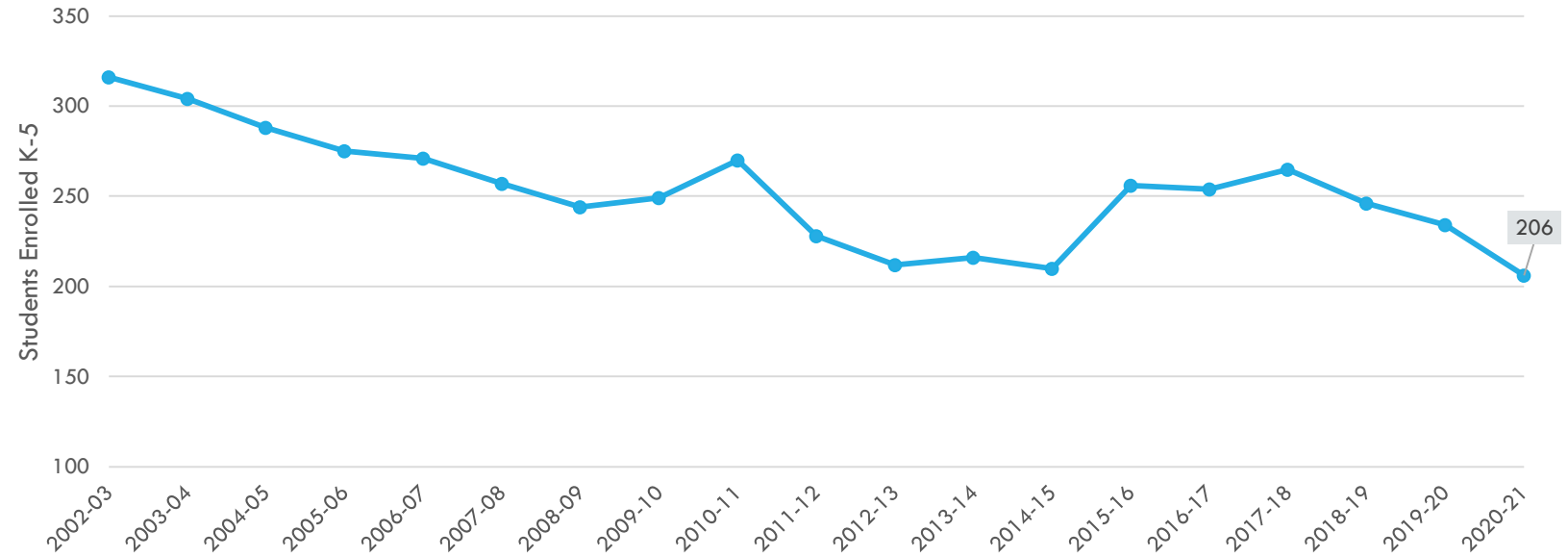
4.8%

Percent of
population age
65+ living below
poverty level

9.0%

EDUCATION

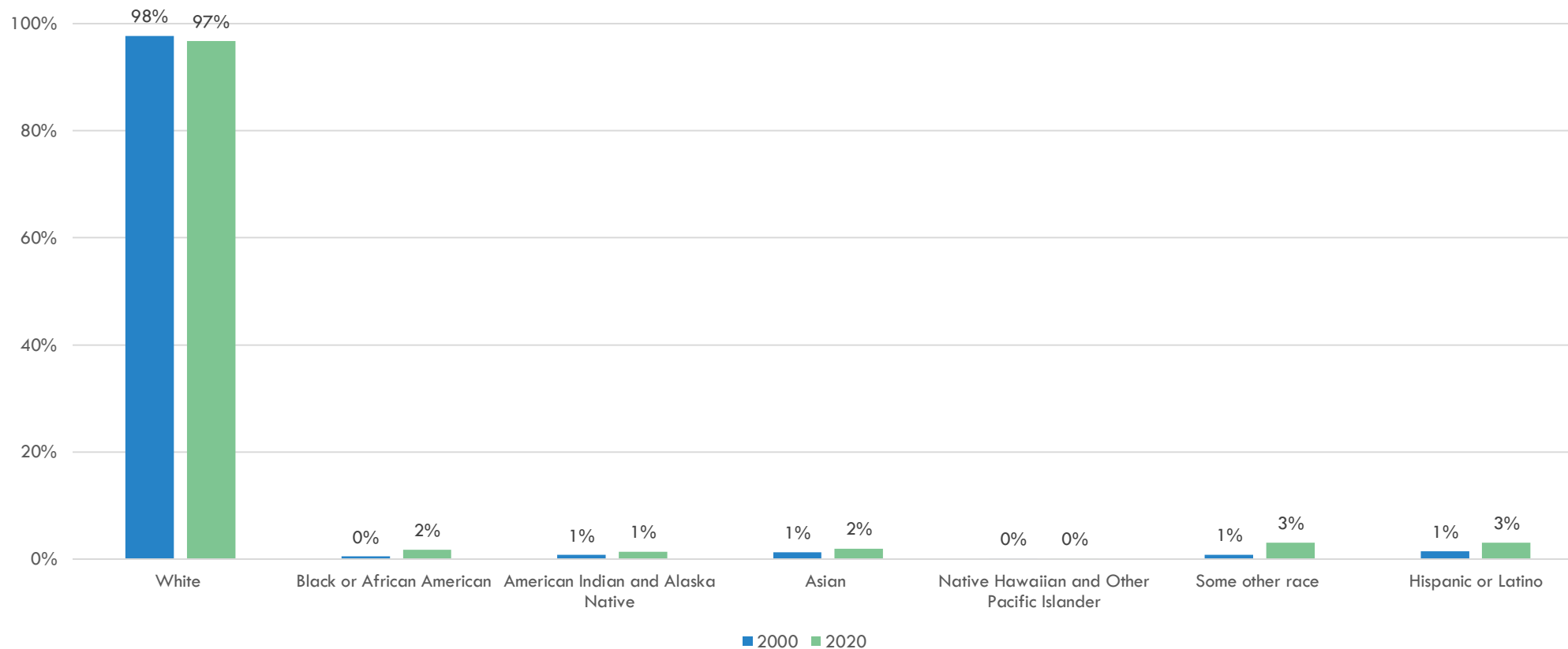
Thomas Prince School Enrollment (K-5)
2002-2020



Educational Attainment Population Age 25+										
	Population 25 Years and Over		Less than High School Degree		High School Graduate, including equivalency or Higher		Some College, no degree		Bachelor's Degree or Higher	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Massachusetts	4,781,683	84.7%	441,944	9.3%	1,148,525	24%	738,484	15.4%	2,089,065	43.7%
Worcester County	568,517	84.7%	52,592	9.3%	157,828	27.8%	99,651	17.5%	206,929	36.4%
Princeton	2,600	75.3%	66	2.5%	327	12.6%	336	12.9%	1,600	61.5%

RACE & ETHNICITY

Princeton Population by Race/Ethnicity
2000-2020

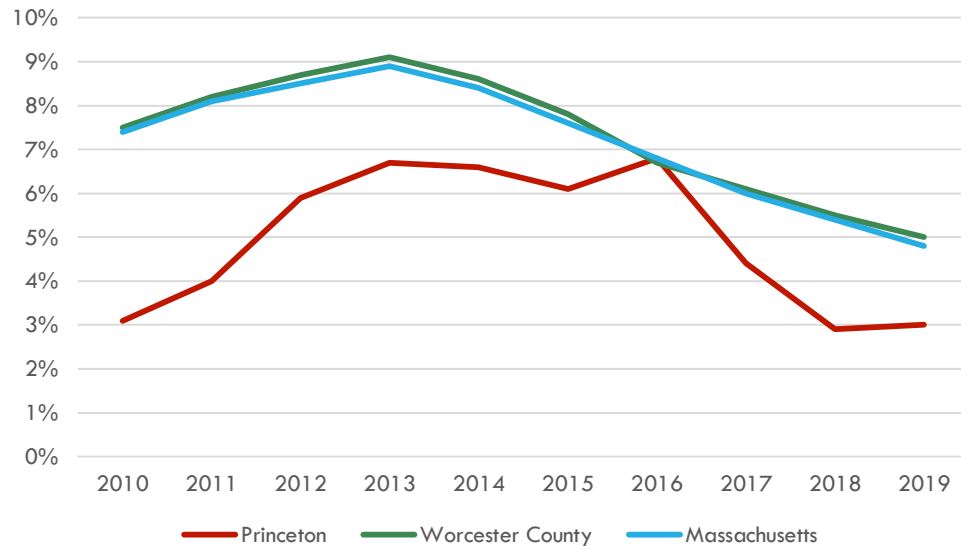


LABOR & EMPLOYMENT BY INDUSTRY

Participation in Labor Force, 2019

	Population 16 and over	
	Total	In Labor Force
Massachusetts	5,648,105	67.3%
Worcester County	671,415	66.2%
Princeton	2,863	68.1%

Annual Unemployment Rate 2010-2019



Princeton Employment by Industry, 2000-2019

	2000		2010		2019		Change 2000-2019	
	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Civilian employed population 16 years and over	1814	100%	1974	100%	1892	100%	78	4%
Agriculture, forestry, fishing and hunting, mining	14	1%	35	2%	14	1%	0	0%
Construction	78	4%	187	9%	91	5%	13	17%
Manufacturing	322	18%	114	6%	236	12%	-86	-27%
Wholesale trade	39	2%	24	1%	51	3%	12	31%
Retail trade	110	6%	181	9%	221	12%	111	101%
Transportation and warehousing, and utilities	78	4%	62	3%	29	2%	-49	-63%
Information	61	3%	34	2%	30	2%	-31	-51%
Finance and insurance, and real estate and rental leasing	207	11%	211	11%	82	4%	-125	-60%
Professional, scientific and management, and administrative and waste management services	186	10%	298	15%	376	20%	190	102%
Educational services, and health care and social assistance	470	26%	563	29%	432	23%	-38	-8%
Arts, entertainment, and recreation, and accommodation and food services	140	8%	90	5%	153	8%	13	9%
Other services, except public administration	34	2%	103	5%	110	6%	76	224%
Public administration	75	4%	72	4%	67	4%	-8	-11%

HOUSING OCCUPANCY

Princeton Occupancy Status, 2000-2020

	2000	2010	2020
Total Housing Units	1,196	1,309	1,383
Occupied Housing Units	1,166	1,251	1,339
Vacant Housing Units	30	58	44
Percent of Vacant Housing Units	2.51%	4.40%	3.20%

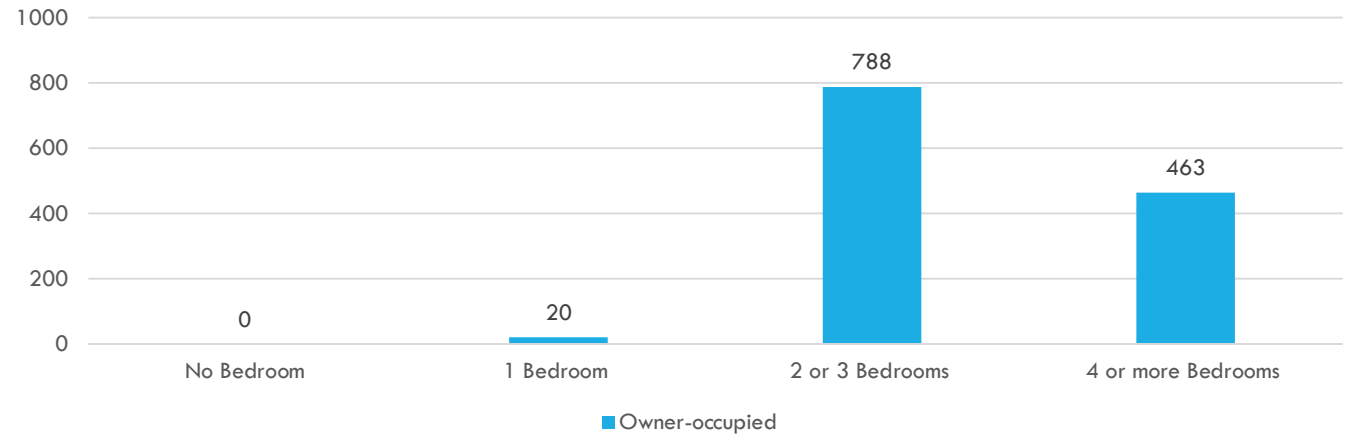
Households by Tenure, 2000-2019

	2000						2019					
	Princeton		Worcester County		Massachusetts		Princeton		Worcester County		Massachusetts	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total occupied housing units	1,166	100%	283,927	100%	2,443,580	100%	1,271	100%	309,951	100%	2,617,497	100%
Owner-occupied	1,066	91.40%	182,104	64.10%	1,508,052	61.70%	1,215	95.60%	201,806	65.10%	1,632,765	62.40%
Renter-occupied	100	8.60%	101,823	35.90%	935,528	38.30%	56	4.40%	108,145	34.90%	984,732	37.60%
Average household size of owner-occupied unit	2.93	-	2.76	-	2.72	-	2.73	-	2.75	-	2.69	-
Average household size of renter-occupied unit	2.24	-	2.19	-	2.17	-	1.71	-	2.22	-	2.25	-

Source: U.S. Census Bureau
2000, 2010, 2020;
American Community Survey
5-Year Estimates 2015-2019

HOUSING CHARACTERISTICS

Number of Bedrooms
Princeton, 2019



Princeton Housing Units
by Structural Type

	Number	Percent
Total housing units	1,329	100%
1-unit, detached	1,294	97.4%
1-unit, attached	15	1.1%
2 units	10	0.8%
3 or 4 units	10	0.8%
5 to 9 units	0	0%
10 to 19 units	0	0%
20 or more units	0	0%
Mobile home	0	0%
Boat, RV, van, etc.	0	0%

Princeton Homes by Age

	Number of Housing Units	Percentage of Housing Units
Total Housing Units	1,329	100%
Built 1939 or earlier	226	17%
Built 1940-1949	28	2.1%
Built 1950-1959	29	2.2%
Built 1960-1969	77	5.8%
Built 1970-1979	375	28.2%
Built 1980-1989	291	21.9%
Built 1990-1999	192	14.4%
Built 2000-2009	93	7%
Built 2010-2013	18	1.4%
Built 2014 or later	0	0%